

ORDINANCE NO. 20070322-059

AN ORDINANCE AMENDING ORDINANCE NO. 890202-B TO MODIFY THE LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 3300-3328 NORTH CAPITAL OF TEXAS HIGHWAY (LOOP 360).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Davenport Ranch West planned unit development (“Davenport PUD”) is comprised of approximately 444.33 acres of land located generally in the vicinity of Westlake Drive and Loop 360 and more particularly described by metes and bounds in the Land Use Plan incorporated into Ordinance No. 890202-B.

PART 2. Davenport PUD was approved February 2, 1989, under Ordinance No. 890202-B (the “Original PUD Ordinance”), and amended under Ordinances No. 010719-28, No. 010719-115, No. 021205-17 and No. 20050825-040.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described by metes and bounds in Ordinance No. 890202-B as approximately 444.33 acres of land that includes the following property described in and incorporated into Ordinance No. 20050825-040 under Zoning Case No. C814-88-0001.09, as follows:

Lot 1-A, Block D, Final Plat of Tract F, Section 4, Block D, Lots 1, 1-A and Block E, Lot 16, Davenport Ranch West PUD, as recorded in Document 200600123, Official Public Records of Travis County, Texas (the “Property”),

generally known as Tract D-1A of the Gables at Westlake project in the Davenport Ranch West planned unit development, locally known as the property located at 3300-3328 North Capital of Texas Highway (Loop 360), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “A” (*Zoning Map*).

PART 4. The attached exhibits “A” and “B” on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C814-88-0001.09 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit

“B”, (*Amended Davenport PUD land use plan*) of this ordinance amends Exhibit B of Ordinance No. 20050825-040.

PART 5. This ordinance, together with the attached Exhibits “A” and “B”, shall constitute the land use plan for the Davenport PUD (the “PUD”) created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Davenport Ranch West planned unit development land use plan (the “PUD land use plan”) on record at the Neighborhood Planning and Zoning Department in File No. C814-88-0001.09. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

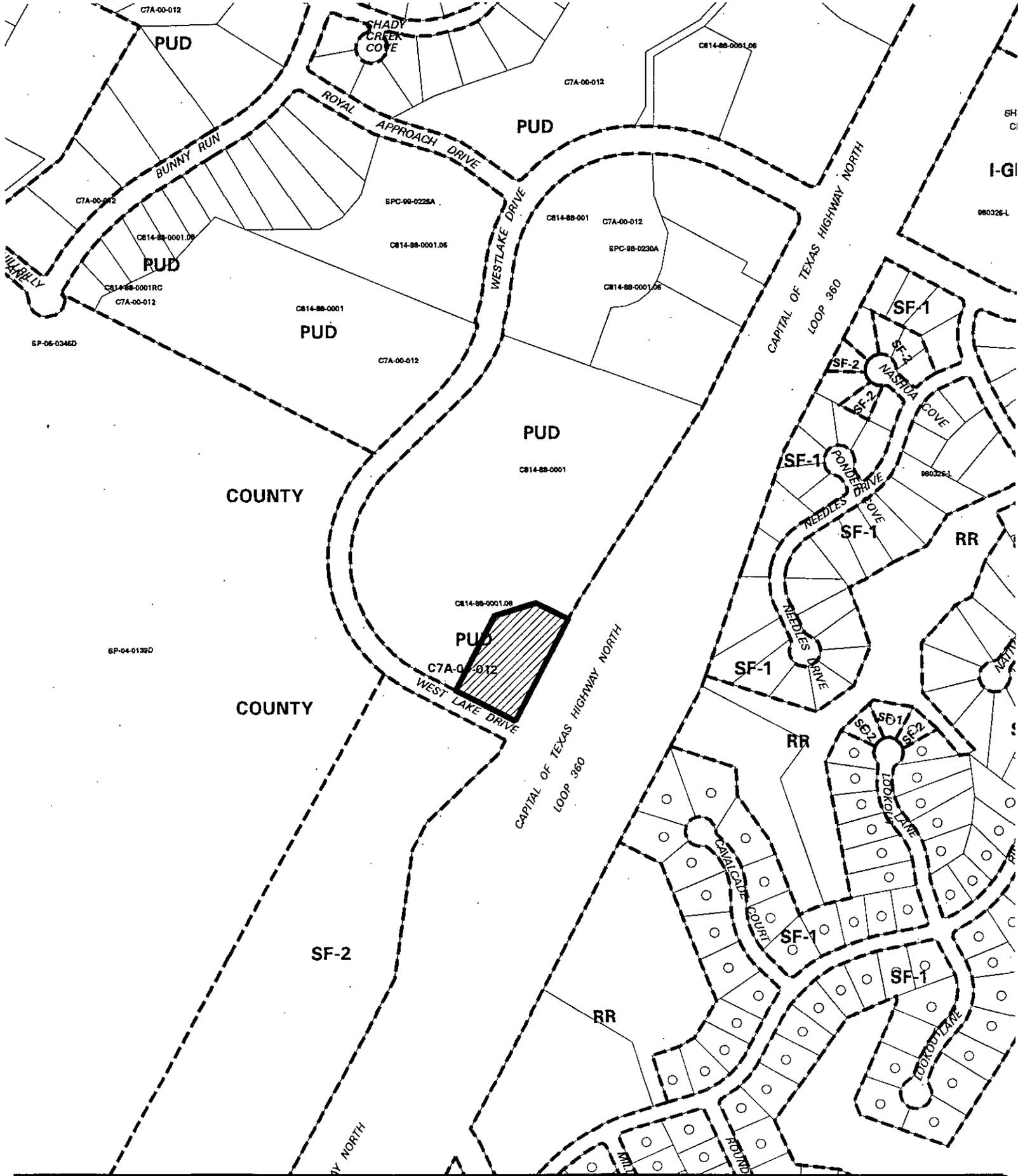
PART 6. Part 7 of Ordinance No. 20050825-040 is modified as shown in this Part.

(J) The following regulations apply to Tract D-1A.

1. Vehicular access from Tract D-1A may be to Loop 360 and Westlake Drive.
2. Except as provided in Subsection 3, all permitted and conditional community commercial (GR) uses are permitted uses and conditional uses of the tract.
3. The following uses are prohibited uses of the tract:

Pawn shop services	Off site accessory parking
Hotel-motel	Funeral services
Commercial off-street parking	Automotive rentals
Automotive repair services	Automotive sales
Bail bond services	Communications services
Exterminating services	Indoor entertainment
Indoor sports and recreation	Outdoor sports and recreation
Theater	Congregate living
Communication service facilities	Family home
Group home, Class I (limited)	Group home, Class II
Local utility services	Residential treatment
Urban farm	Group home, Class I (general)

4. A site plan or building permit for Tract D-1A may not be approved, released, or issued, if the completed development or uses of Tract D-1A, considered cumulatively with all existing or previously authorized



 1" = 400'	SUBJECT TRACT 	EXHIBIT A PLANNED UNIT DEVELOPMENT CASE #: C814-88-0001.09 ADDRESS: 3300 - 3328 BLOCK OF N CAPITAL OF TEXAS HWY SUBJECT AREA (acres): 1.745	DATE: 06-11 INTLS: SM	CITY GRID REFERENCE NUMBER F27
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: J. ROUSELLIN			

TRACT F SECTION 4 BLOCK D LOTS 1, 1-A & BLOCK E LOT 16

DEVELOPMENT

BLOCK	LOT	DEVELOPMENT TYPE
BLOCK 'D'	LOT 1	MULTI-FAMILY RESIDENTIAL
BLOCK 'D'	LOT 1-A	ASSISTED HOUSING
BLOCK 'E'	LOT 16	ASSISTED HOUSING

IMPERVIOUS COVER SUMMARY

BLOCK	LOT	AREA	PERCENT	TOTAL
BLOCK 'D'	LOT 1	16.83 AC	0.00	0.00
BLOCK 'D'	LOT 1-A	1.74 AC	0.00	0.00
BLOCK 'E'	LOT 16	10.81 AC	0.00	0.00
				3.74 AC

ORDINANCE CALCULATIONS

TRACT	0-15% SLOPE	15-25% SLOPE	25-35% SLOPE	ALLOWABLE	ACTUAL	MAXIMUM
TRACT	0-15%	15-25%	25-35%	16.83	16.83	16.83
LOT 1	0.00	0.00	0.00	1.74	1.74	1.74
LOT 1-A	0.00	0.00	0.00	0.00	0.00	0.00
LOT 16	0.00	0.00	0.00	0.00	0.00	0.00
				1.74	1.74	1.74

LAND AREA SUMMARY

TRACT	0-15% SLOPE	15-25% SLOPE	25-35% SLOPE	TOTAL	MAXIMUM ALLOWABLE
TRACT	0-15%	15-25%	25-35%	16.83	16.83
LOT 1	0.00	0.00	0.00	1.74	1.74
LOT 1-A	0.00	0.00	0.00	0.00	0.00
LOT 16	0.00	0.00	0.00	0.00	0.00
				1.74	1.74

REQUIRED NATURAL VEGETATION SUMMARY

Lot	Acres	Required	Actual
1	1.74	0.00	0.00
1-A	0.00	0.00	0.00
16	10.81	0.00	0.00
Total: 1.74 Acres			

SITE SUMMARY TABLE

TRACT	LOT	AREA	PERCENT	TOTAL
TRACT 'D'	LOT 1	16.83 AC	0.00	0.00
TRACT 'D'	LOT 1-A	1.74 AC	0.00	0.00
TRACT 'E'	LOT 16	10.81 AC	0.00	0.00
				3.74 AC

CUT AND FILL

CUT	16.83
FILL	0.00
Total	16.83

St. Stephen's Property		Non-Residential		Single-Family	
Block	Lot	Area	Lot	Area	Lot
Block D	1	5.37 ac	1A	0.80 ac	1-4
Block E	16	112.86 ac	Total on Lots	0.80 ac	1-15
Total (per P U D sheet)		6.99 ac	Commercial ROW	1.33 ac	Subtotal (per P U D sheet)
			Other ROW	2.73 ac	Associated ROW
			Total (per P U D sheet)	113.86 ac	Actual total
				3.80 ac	Overall total
					118.66 ac

Davenport West P.U.D. - Tract F - Alignment of Impervious Cover

Residential		Non-Residential		Single-Family	
Block	Lot	Area	Lot	Area	Lot
Block D	1	5.37 ac	1A	0.80 ac	1-4
Block E	16	112.86 ac	37-3A	1.41 ac	1-18
Total (per P U D sheet)		9.99 ac	2	4.13 ac	1-26
			Block D	1A	1-15
			Block E	1-8	1-21
			Block F	1-8	1-21
			Block G	1-21	1-21
			Total on Lots	2.24 ac	9.37 ac
			Commercial ROW	0.25 ac	3.23 ac
			Other ROW	2.44 ac	14.83 ac
			Total (per P U D sheet)	40.20 ac	54.20 ac

Overall Total: 54.20 ac



AMENDMENT OF ADOPTED PUD LAND USE PLAN

Cover Number: _____ 20

Approved by Council on _____ 20

Amendment Approved Administratively on _____ 20

As per LDC 25-2-403

Neighborhood Planning and Zoning Department

EXHIBIT B